


2212 Old Furnace Road
Boiling Springs, SC 29316



Spartanburg County Tax Map # 2-44-06-039.00

SALE PRICE:
\$629,000

LEASE RATE:
\$12 Sq. Ft. Net, Net, Net

Andy Hayes 864-706-0189 
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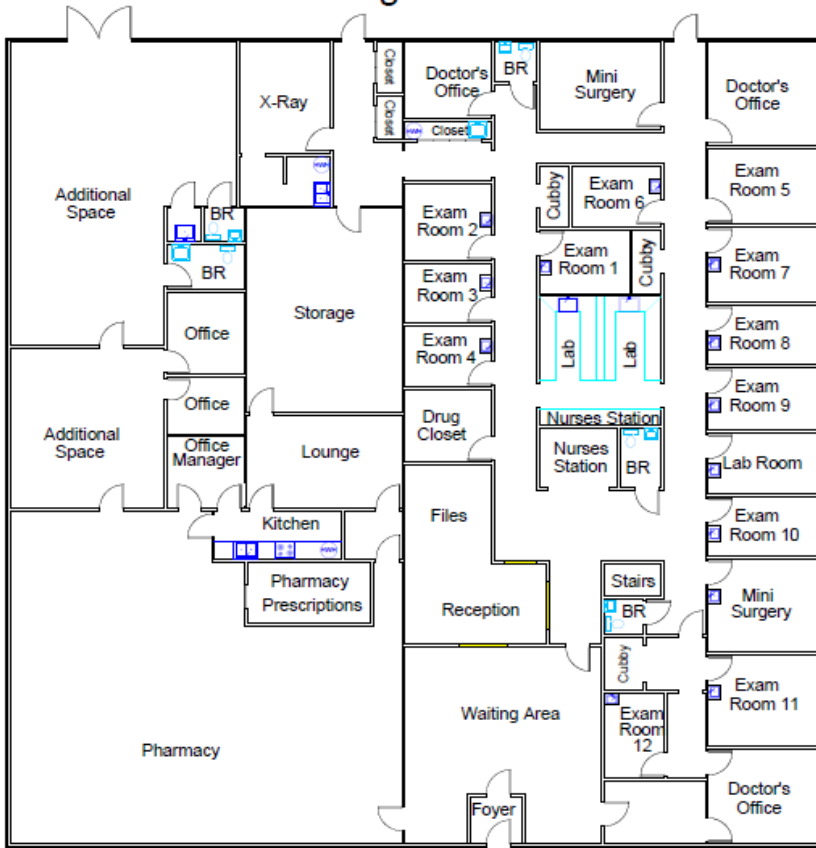
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS


380 S. Pine Street, Spartanburg, SC - 864.583.1001

- 10,000± sq. ft. office space located on Old Furnace Road.
- Situated on 1.74 acres
- 300'± road frontage on Old Furnace Road
- Currently configured as office but could easily be converted for multiple uses – retail, industrial or multi-purpose entertainment center.
- Up to 5,000 sq. ft. can be converted to warehouse/industrial space.
- 3-Phase Power throughout building
- All utilities to site!
- 100% heated and cooled
- 5 restrooms
- Fully accessible walk-in attic
- All windows and doors are newly reworked with new caulking, new weather stripping, new door felts and silicon seal door sweeps
- Great location – across from Boiling Springs High school and approximately ½ mile from from the heart of the Highway 9 corridor.

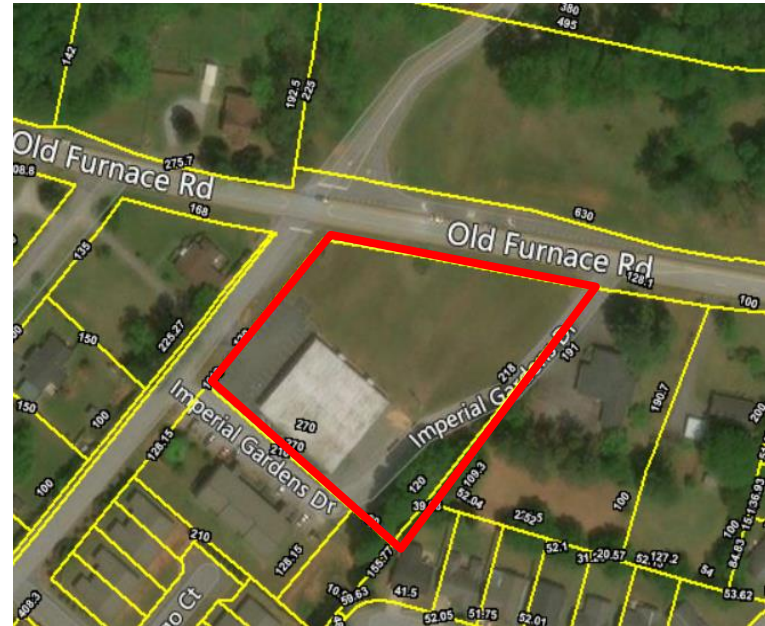
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Existing Plan View



□ = Sink
 = Hot Water Heater

10,000 Square Feet





SPENCER/HINES P R O P E R T I E S

OFFICE/RETAIL/INDUSTRIAL

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